

Community Legacy Plan for the Edgewood Planning Area



Harford County, Maryland

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I. INTRODUCTION

A. Initiation of a Revitalization Strategy:

Harford County established the boundaries for its proposed Community Legacy area in 1999 when it initiated a comprehensive revitalization strategy for the Edgewood community. The purpose of this effort was to improve the physical, social, and economic conditions of an area that needed targeted reinvestment to re-energize itself. Diverse formal and informal partnerships were forged to develop and implement the revitalization strategy. These included federal, state, and local governments, businesses, nonprofit organizations and the community.

The 1999 revitalization strategy included the development of an Edgewood Community Plan to guide the renewal efforts. The plan used a participatory process, encouraged the involvement of all stakeholders, and strove to build consensus on the community's future direction. The Edgewood Community Plan serves as the foundation for our Community Legacy Plan.

B. Characteristics of Edgewood Community Legacy Area:

The proposed Edgewood Community Legacy area is primarily residential. It contains a mixture of homes ranging from apartments and small cottages to large waterfront dwellings. The residential uses are concentrated between MD 152 and MD 755, south of U.S. Route 40 and north of Trimble Road on the Willoughby Beach peninsula.

Large retail uses and shopping centers with some smaller restaurants and other businesses are concentrated along U.S. Route 40. This area includes older shopping centers such as Edgewater Village Center as well as one of the newest shopping centers, the Woodbridge Village Center. It has a number of industrial parks and employment areas such as Harford Industrial Park, Clayton Business station, Fashion Park, Lakeside Business Park, and Emmorton Business Park, mainly concentrated north of U.S. Route 40 and south of I-95. To the south of the community, Edgewood has direct access to the U.S. Army Base at the Edgewood Arsenal of the Aberdeen Proving Ground.

Edgewood is a state recognized Enterprise Zone. It also includes a Maryland Hot Spot designated area. The Enterprise Zone has been successful in generating jobs and investment within the community. To date, new jobs created stand at one thousand twenty five (1025) and investments total over \$133,377,951.

C. History:

Edgewood was a sleepy area of rural characteristics for many years. A major rail line through the community and the proximity to Edgewood Arsenal drove early settlement. In the 1960's middle class communities such as Edgewood Meadows rose up in the center of cornfields; they remain largely stable today with pockets beginning to show signs of stress. More dense R4 zoning allowed for the development in the early 70's of areas such as Edgewater Village, now struggling to overcome major problems, and in the same decade developments such as Courts of

Harford Square, an at-risk area. The late 80's and 90's saw developments such as Lord Willoughby's Rest, a stable area, and on the periphery of the planning area, established upper middle class waterfront homes.

The Edgewood area has a current population of over 23,000. This community is the fourth largest unincorporated town in the State of Maryland. Thirty-four percent (35%) of the population is children under age 19. Five established business parks as well as many large county employers surround it. Harford Countians, including many Edgewood residents, associate Edgewood primarily with its high concentration of subsidized housing, mainly multi-family. They do this despite many strengths such as having the most active space of all Harford County's recreation councils, access to water, many stable neighborhoods, businesses with a national presence such as the GAP, and a neighbor, Aberdeen Proving Ground, which employs some of the brightest and most talented scientists and other professionals in the world.

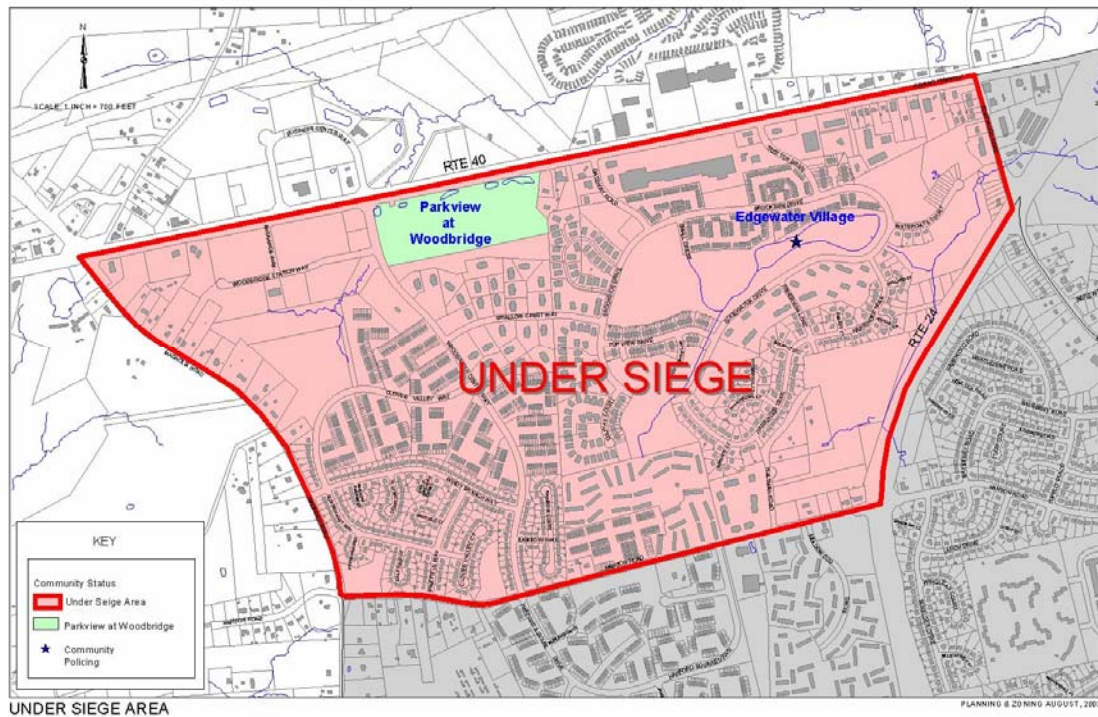
II. ISSUES/NEEDS TO BE ADDRESSED IN ORDER TO STABILIZE AREA

Edgewood is clearly a divided community. Stable, middle-income single-family homes populate the east side of the community (east of Rt. 755). The portion of Edgewood Meadows (mentioned earlier) that is east of 755 is one such area. Community schools and the majority of public facilities are located in this region of Edgewood. The west side (west of Rt. 755) contains high density, multi-family housing developments, many of them subsidized, few public facilities and few schools. Until recently few religious organizations were located in this section of the community. Services and adequate transportation had also not kept pace with the growth and changing population of the community.

In a partnership with U.S. Senator Barbara Mikulski, Harford County has divided the Edgewood planning area into three different areas: **stable**, **stressed** and **under-siege**. Resources and efforts are concentrated into meeting the specific needs of each area in an effort to revitalize the community as a whole.

A. Under-Siege Area:

The under siege area encompasses Edgewater Village, which is south of Route 40, north of Hanson Road and east of Magnolia Road. Edgewater Village, built in the 1970's and conceived to be similar to the neighboring community of Joppatowne, was meant to contain a mixture of middle class single-family homes, condominiums, apartments and town homes. Unfortunately, a series of circumstances and thirty (30) years have turned this development into a problematic area. The developer went bankrupt and failed to complete work, leaving poor and inadequate infrastructure. Much of the housing was shoddily constructed. Because of the unfinished nature of the development, many residents moved from the community selling to "absentee landlords" who rented the properties. A significant amount of subsidized housing and poor management contributed to the problems.



Currently 33% of all Department of Social Services caseload is located within the community of Edgewood, primarily within the under-siege and stressed areas. Forty-eight percent (48%) of its clients receiving transitional assistance are located here as well. While housing slightly more than 6% of the county's population, the Edgewood Hot Spot area has accounted for almost 50% of all violent crimes in Harford County. Over fifteen percent (15.6%) of all intakes to juvenile justice were from youth residing in Edgewood.

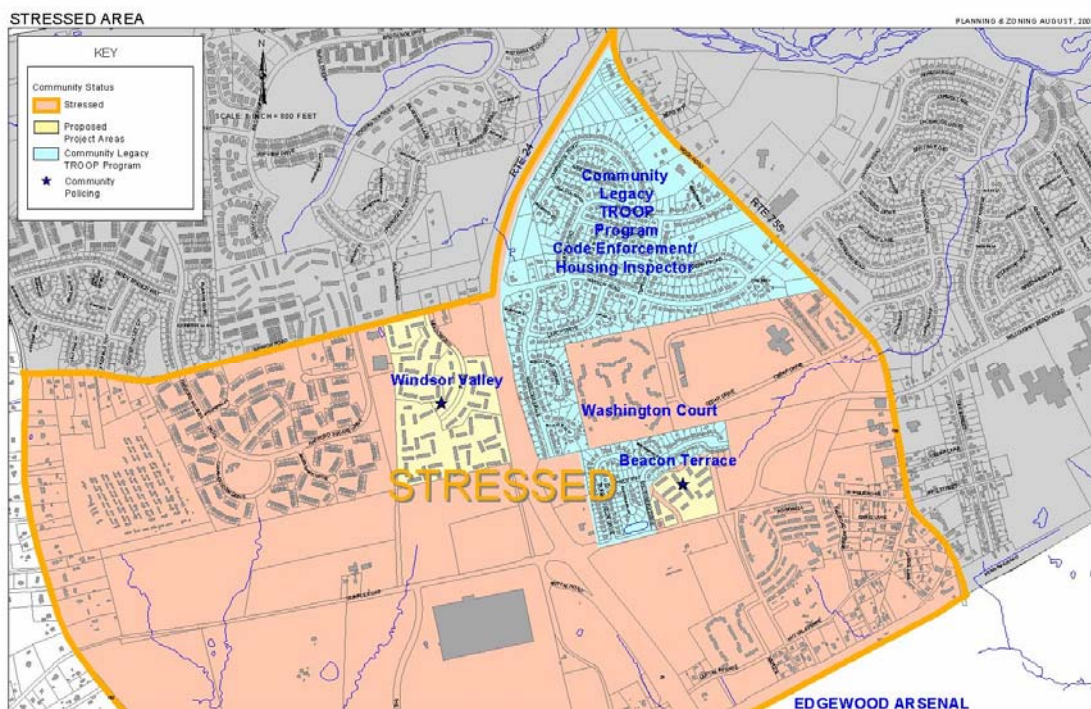
Extensive community surveys, focus groups and public hearings have listed transportation as a major barrier for the low-income in Harford County; particularly those located within the under-siege and stressed areas of Edgewood. This makes access to supportive services important for maintaining stability for these families. However, many supportive service providers are not located within easy commuting distance for residents of the stressed and under-siege areas of Edgewood.

Until recently, public facilities were minimal within the "under siege" area of Edgewood. A community survey uncovered a wide range of needs among children, youth and families in Edgewater Village. Among the most critical needs identified were those of childcare, employment training, and academic support and after school programming. Religious organizations, often community gathering places, as well, were also non-existent within this area of Edgewood.

The result is a significantly distressed area beyond the *sole* scope of county resources or Community Legacy. Edgewater Village is within the boundaries of the proposed Community Legacy boundaries because residents of Edgewood so strongly identify it as part of the community. *With or without its inclusion, the area affects the rest of the proposed Community Legacy area.* It affects residents and nonresidents impressions of Edgewood; it affects the desire to live in Edgewood, it affects the crime rate and it affects the need for health, social, and human services.

B. Stressed Area:

The stressed area is located to the west of Route 755 and encompasses the area to the east of Emmorton Road and south of Hanson Road. The stressed area surrounds the Washington Court site and includes many project-based, such as Beacon Terrace, and scattered subsidized housing units, such as Windsor Valley, Harford Commons, and the Grove Condominiums.



The stressed area of Edgewood can be characterized as containing many older, middle-income, single-family homes that have begun to see deterioration and/or become rental units. Often the original homeowners remaining are elderly or disabled. Crime, while less than in the under-siege area, has begun to grow. In 2001, the community of Edgewood accounted for 37% of the total calls for service handled by the Harford County Sheriff's Office. Windsor Valley, Harford Commons, Beacon Terrace and the Grove Condominiums, all multi-family housing projects, accounted for 10% of the total Edgewood calls for service.

Public facilities and infrastructure are present in the stressed area but are often overcrowded or in need of upgrades. The number of subsidized units has grown within the area and the inherent social service needs have grown as well. For example, 65% of the subsidized housing units are located within the stressed area of Edgewood. A survey taken in the Windsor Valley complex in the spring of 2001 revealed 805 of the families residing there have family incomes under 50% of the local median income level. More than 68% of the families surveyed rely on TANF or other forms of public assistance. At the Edgewood Boys & Girls Club, serving the entire Edgewood community, at least 65% of its members are from economically disadvantaged families. Over sixty-two percent (62.5%) of the children are African American, 36% white and 2% Latino and Asian. At Beacon Terrace, a 100-unit project-based HUD housing complex located near the Washington Court redevelopment site is home to sixty-eight (68) female-headed of households. It has received extensive livability complaints. Reviews of the site by local, state, and federal agencies reveal Beacon Terrace's infrastructure requires extensive rehabilitation. Rehabilitation efforts are currently underway in partnership with the owner and U.S. Department of HUD.

Slum and blight properties are beginning to increase within this stressed area of Edgewood. This leads to a vicious cycle of declining property, declining pride and declining neighborhoods. Located in the center of the proposed Community Legacy area is a 28-acre parcel of land known as Washington Court. Used for many years by the United States Army as housing for enlisted personnel and their families, the Army closed it in 1994. The buildings on this parcel sat vacant while over the years various uses were contemplated – a shelter for the homeless, senior citizen housing, subsidized housing – none of which the community wanted and argued strenuously against. The condition of the property has deteriorated and the Sheriff's Office now routinely patrol the area.

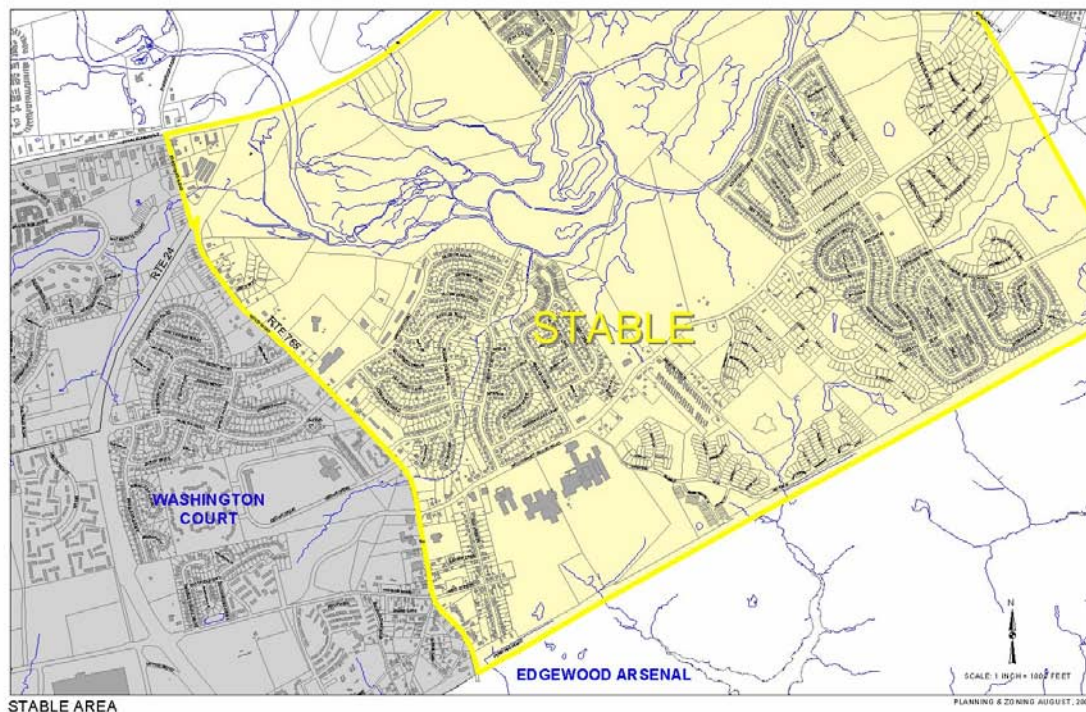
In the spring of 1999, Harford County initiated a comprehensive revitalization strategy for the community of Edgewood. The Washington Court site was highlighted as one of several key areas for redevelopment to ensure long-term sustainability for the Edgewood community. The strategy included the development of an Edgewood Community Plan to provide a framework and the context for the physical redevelopment identified as critical to the revitalization of the community. The community planning process included extensive public outreach and community participation. The outcome was a plan to acquire and redevelop Washington Court into a central core for the community, focusing on economic investment, job creation, and job training for the community of Edgewood.

In FY01, Harford County was awarded a \$3.5 million Section 108 loan from the U.S. Department of Housing and Urban Development to acquire and demolish the deteriorated structures at Washington Court. In FY02, Harford County met with the development community and determined the construction of an access road to the site would make the project more marketable for redevelopment. In addition, the cost of demolition would be greatly reduced if managed by the development partner instead of the county. The Edgewood community, through public hearings, agreed with this assessment. Efforts within the stressed area of Edgewood have been concentrated on making Washington Court an attractive and viable center for redevelopment.

A lesson lived is a lesson learned. Harford County is also working hard to avoid repetition of the “Edgewater Village phenomenon” wherein discouraged homeowners move from the area and sell to absentee landlords or homes fall into disrepair thereby reducing the value of other properties in the community. In order to provide stabilization and prevent under siege areas from bleeding into older, stressed neighborhoods, the County has chosen to take a proactive stance. Owner occupied rehabilitation of selected homes coupled with vigorous code enforcement, development of in-fill lots, and purchase/rehab are effective, established approaches. This strategy, coupled with social investment, can give back vitality to an area. Human service programs currently with a presence in Edgewood are working to support this approach. Efforts to address the issues are discussed in depth in the strategies section and quantified in the section on benchmarks.

C. Stable Area:

The stable area is located to the east of Route 755. Home to many middle-income, owner-occupied, single-family homes, this area enjoys easy access to community schools and public facilities. Residents of this area of Edgewood are actively involved in neighborhood schools and recreation programs. Crime is lower in this area than the rest of Edgewood. With a neighborhood feel, this area has experienced a growth in housing development with additional new market-rate homes either underway or planned for the community.



The Stable area has also experienced increased economic investment. The shopping center off of Rt. 755 is now fully occupied after years of vacancies. CVS drug store and a variety of service and retail have located along Rt. 755 as well. Infrastructure, such as the combined library and community college is well positioned along Rt. 755 between the stable and stressed areas of Edgewood. Planned streetscape improvements along Rt. 755, including sidewalks and street trees, will help to maintain the stabilized area while bringing the stressed area to a more stable level.

The goal of the Edgewood revitalization effort is to maintain the stable areas current status and prevent it from moving into a stressed status.

III. GOALS AND OBJECTIVES FOR THE EDGEWOOD AREA

The **goal** of the Community Legacy Plan, like that of the Edgewood Community Plan, is:

To improve the physical, social, and economic conditions of the Edgewood community.

This goal has been the driving force behind all strategies and activities in the Edgewood Community Planning area, and Community Legacy area, since its genesis. The principles of participation in the planning process and the involvement of all stakeholders direct the actions taken to meet this goal. Our goal is guided by the knowledge that the community recognizes its decline and has resolved to reverse the deterioration in order to become a place where people can live, work, and raise their children with pride.

Using Community Legacy funds and leveraged dollars within the stressed area of Edgewood will allow us to concentrate local, state, and federal supports on the “under-siege” area, while working to stabilize the “stressed” area of Edgewood at the same time. In past few year emphasis has been placed on **economic investment and job creation** to assist in revitalizing the Edgewood Community Legacy area by addressing the following key objectives:

- Reduce area slum & blight and physical decline; and
- Increase the number of jobs for the community
- Increase the amount of economic investment for the community

IV. DATA DOCUMENTING THE ISSUES AND THEIR IMPORTANCE ADDRESSED IN THE PLAN

Looking at available data, there were some disturbing trends beginning to develop in the Edgewood area. Without proper intervention to stabilize homeownership and family income, further deterioration was likely to continue.

An exodus from the community is beginning. While the county’s population continues to grow, the Edgewood area’s population is declining. The 1990 census data indicate a population of 23,903 while 2000 census data indicates 23,378. This is paradoxical because at the same time, Edgewood has experienced new housing construction. On the stable east side of Edgewood, three new, middle to upper middle class developments have been approved in the past decade. These

three developments will generate 691 homes, 487 of which are completed. We believe new families are moving to the stable east side and current homeowners are beginning to leave the area west of Route 755, the unstated dividing line between stable and at-risk communities in Edgewood.

While average household income has increased from \$34,699 to \$47,150, incomes are still far below the county median income of \$63,100. We speculate that income numbers are the result of the recent influx of upper and middle class families purchasing homes in new developments located east of Rt. 755. There also has been an increase in the number of female-headed households over the past decade from 1,087 to 1,604, 19% of the population and an increase of 517. This census group has traditionally had a lower income than other groups.

Real estate listings reflected the exodus of families from Edgewood. According MRIS¹, in 1998, 128 homes were placed on the market. In 2002, that number more reached a peak at 409 homes. This data was supported by homeowner vacancy rates² which increased in the last decade from 1.9% to 2.2%. Vacant housing units increased from 485 to 535³ supporting this trend. This is an increase of 45% (239) of homes since 1990 census documented 296 vacant homes. By 2003, revitalization work began to have its effect with vacant housing units stabilized at 2.2% and home sales decreasing to 277 homes, the lowest number of for sale housing since 1999. The average sales price has also increased from \$92,971 in 2002 to \$103,597 in 2003.

When the County's revitalization effort began, there was an indication of transience within Edgewood. Community surveys indicate Edgewood respondents lived in the county an average of 11.2 years. At the same time, the average length of residence in the current home for Edgewood residents was only 2.2 years.

The number of code violations evidence deterioration of the Edgewood area. In 2001, 154 health code violations and 50 housing code violations were distributed. Code violations may be symptomatic of aging housing stock, limited income of homeowners, and decrease in homeowner occupancy rates. With aging housing stock, upkeep of property becomes more difficult and costly to maintain and repair. A lower than average median income for Edgewood residents often makes maintenance and repair prohibitively expensive. If homeowners can no longer afford to maintain their properties, they will either vacate the dwellings or sell to landlords to get the "quick sale". A decrease in population and increase in vacant housing units seems to support this theory.

Blighting conditions continue to affect the area. Of prime concern is the 28-acre Washington Court site, abandoned since 1994. It contains fifty-five buildings boarded up on a 28-acre parcel in the middle of Edgewood. This blighted area is detrimental to the community's growth, appearance, and revitalization. However, redevelopment of the Washington Court site into a mixed-use complex will create new jobs and remove a large parcel of blight for the area. This will be significant in providing higher income to Edgewood residents and in giving them incentive to remain in the neighborhood.

¹ Copyright 2001- Metropolitan Regional Information Systems, Inc.

² The homeowner vacancy rate is the proportion of the homeowner housing inventory which is vacant for sale.

³ A housing unit is vacant if no one is living in it at the time of the census enumeration.

V. BENCHMARKS TO BE USED TO DOCUMENT IMPROVEMENT

Harford County followed the state of Oregon's "Progress Board" model in the development of its benchmarks. Community Legacy funds are targeted for the "stressed" area of Edgewood. Within the Edgewood zip code area (21040) the following benchmarks have been established.

A. Homeowner Benchmarks

Community Legacy Homeowner Benchmarks

Benchmark	1998	1999	2000	2001	2002	2003
Finalized Building Permits	93	110	119	138	161	163
Housing Investment in Edgewood	\$3,651,612	\$5,372,077	\$6,167,062	\$11,019,083	\$15,168,076	\$15,926,479
Home sales within Edgewood zip code	128	90	109	110	409	277
Owner-occupied Households	5,309	5,351	5,392	5,433	5,475	5,443
Renter-occupied households	2,597	2,607	2,616	2,626	2,635	2,856
% of households that received rental subsidies	----	----	259	336	309	374
Vacant Units	488	496	503	510	518	535

In FY03, there was a 5% increase in housing investment in Edgewood due to new construction of market rate housing and increased participation in rehabilitation loans and grants offered by the County. Over home sales throughout the county also positively impacted the Edgewood area as well. Home sales increased to reflect new homes built in FY02, as well as, the increase in home values in the community. The average sales price has increased from \$92,971 in 2002 to \$103,597 in 2003 and reached \$280,000 in 2004. Homeownership rates have remained stable, however, renter households have grown. This is believed to be a reflection of the aging housing stock in the community. Rental subsidies grew as a result of the pressure Harford County placed on Beacon Terrace to bring the property up to code. As a result the project-based subsidy was removed from the property and occupants were offered Housing Choice Vouchers to relocate. The majority of these residents remained in the Edgewood community.

B. Washington Court & Edgewood Revolving Loan Benchmarks

Community Legacy Washington Court Benchmarks

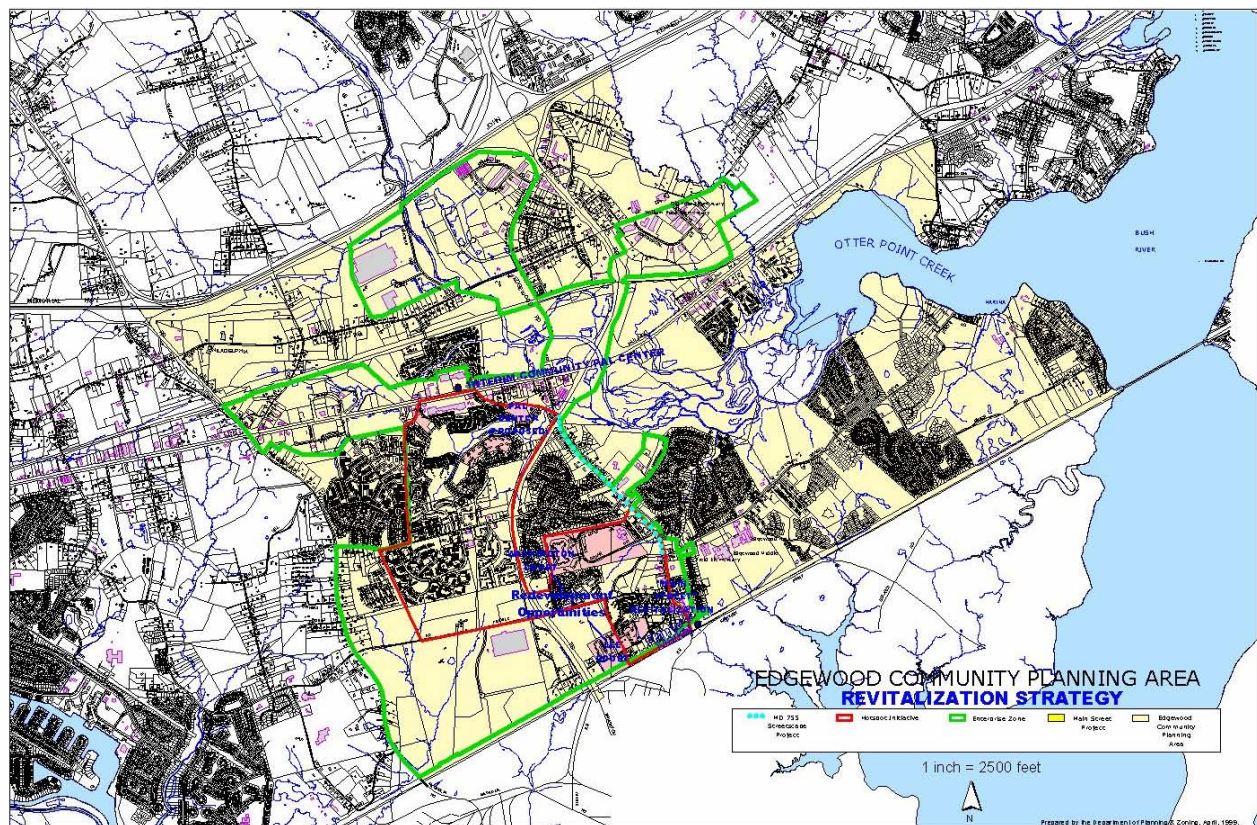
Benchmark	1998	1999	2000	2001	2002	2003	2004	2005
Job Creation within Edgewood zip code	230	423	69	36	76	153	138	+10%
\$ of economic investment within Edgewood	\$9,929,920	\$14,670,756	\$19,805,289	\$4,988,853	\$9,786,883	\$24,648,883	11,729,063	+5%

Job creation continued to be maintained in Edgewood with six (6) companies creating jobs and bringing investment to the community through Enterprise Zone tax credits. With the award of the

anti-terrorism school at the Edgewood Arsenal and Aberdeen Proving Ground, job creation and economic investment is expected to continue to grow over the next year.

VI. SELECTION OF THE COMMUNITY LEGACY BOUNDARIES

The boundaries selected for the Edgewood Community Legacy area were established in 1999 when Harford County initiated a comprehensive revitalization strategy for the Edgewood community. This strategy included the development of an Edgewood Community Plan to guide the revitalization efforts. The Plan used a participatory planning process that encouraged the involvement of all stakeholders and sought to build consensus on the community's future direction. Through these efforts, residents of Edgewood have come to strongly identify with these boundaries. Because of the strong community identity, and after consultation with DHCD staff who advised a larger rather than smaller area, it was decided to keep the Community Legacy area co-terminus with the Edgewood Community Planning area. The Community Legacy Plan and boundaries are a direct outgrowth of the earlier Edgewood Community Plan.



Additionally, we selected the proposed Community Legacy boundaries because of the protective factors that are present. These assets help to counterbalance deficits in the area, and with the infusion of Community Legacy investment dollars, will make the community an exciting and energetic place to live. Examples of assets include: the most active space in all of Harford

County's recreation councils, access to water, renovations to Flying Point Park, a MARC train station, a farmer's market, recent streetscape on MD 755 and Route 40, a newly renovated library, a recently constructed Boys and Girls Club, and a PAL Center, construction improvements to Edgewood Elementary School, a modern senior center, and a large police substation in addition to shopping centers and industrial parks/employment centers.

The strength of organizations within the proposed area able to serve as both formal and informal partners supported our decision. Some of these partners offer first tier services and others support services. Habitat for Humanity and Home Partnership, Inc, the county's two recognized CHDO's, are doing homeownership programs in Edgewood, as is the county's Housing Agency. The Shelter Foundation has provided the new construction of affordable multi-family housing to meet the needs of the community's workforce. Groups within the support services arena with a presence in Edgewood fall into four categories: human/social service, public agencies, community/business advocacy groups and faith-based groups. The roles of each are discussed below.

VII. COMMUNITY PARTNERS AND THEIR ROLES

Many community partners have been involved in the revitalization efforts of the Edgewood Community Planning area and will continue to be involved in the implementation of the Community Legacy Plan. The following are a list of community partners and roles they will be playing:

A. Homeownership:

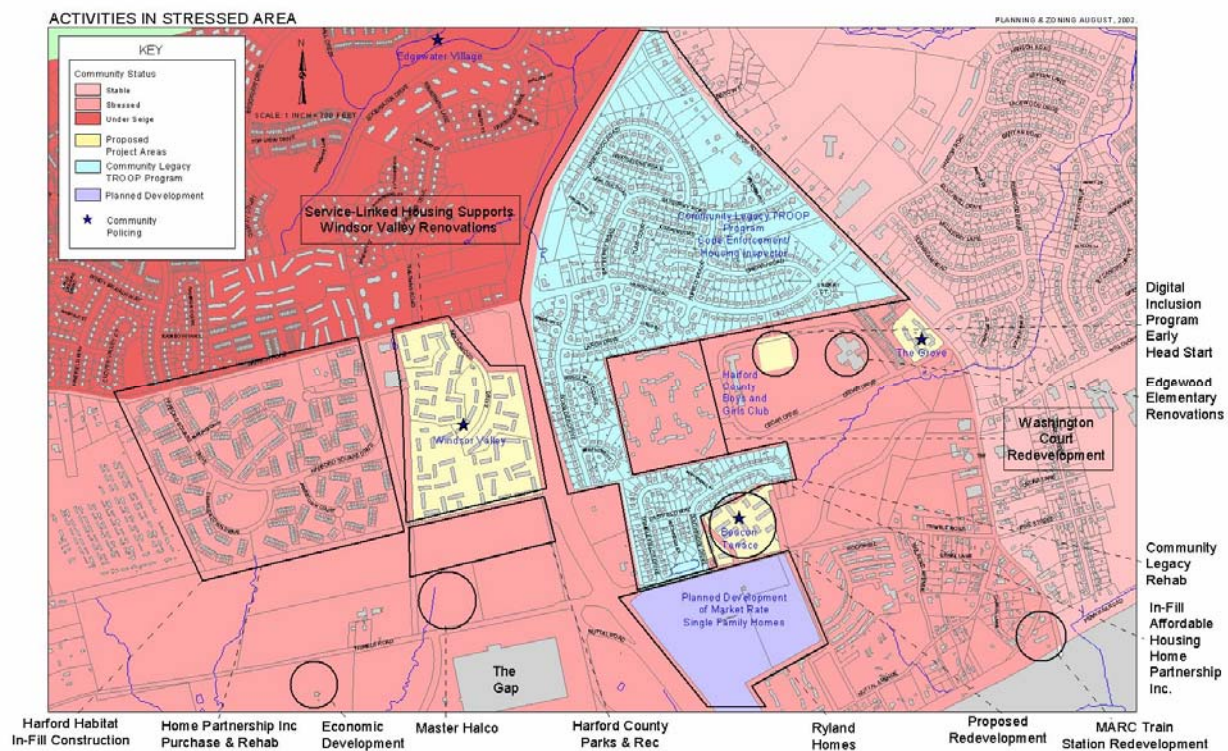
Harford County will continue its efforts to increase homeownership for the low-to-moderate income through partnerships with local non-profits and its Housing Agency. **Harford Habitat for Humanity, Inc.** will utilize HOME funds to complete construction of in-fill housing in the stressed area of Edgewood. HOME funds were used by **Harford Habitat for Humanity, Inc.** in FY02 & FY03 to acquire vacant lots and construct new homes. **Home Partnership, Inc.** has utilized HOME funds for purchase/rehabilitation projects in Edgewood also.

Both **Home Partnership, Inc.** and the **Harford County Housing Agency** will continue to provide homebuyer counseling. Both entities have received counseling grants from the Department of Housing and Urban Development each fiscal year and have applied for funding for next fiscal year. In addition to counseling, both will provide access to closing cost assistance and mortgage financing to assist the low-to-moderate income homebuyer.

The **Housing Agency** utilizes funds in a county match to the HOME program for its Settlement Expense Loan Program (SELP). By providing up to \$4,000 in closing cost assistance, the county works to create more first-time homeowners in the community of Edgewood. The Housing Agency also has been awarded funds in the Maryland Hot Spot funding for mortgage financing in the Edgewood neighborhood, thereby assisting in the revitalization effort in both the stressed and under-siege areas. **Home Partnership, Inc.** has utilized its closing cost pilot program and its access to multiple mortgage programs to create homeowners in the Edgewood area.

The **Housing Agency** continues to administer a variety of Maryland State Department of Housing and Community Development Programs for the rehabilitation of low-to-moderate income housing. These programs include the Maryland Rehabilitation Loan Program (MHRLP), the Indoor Plumbing Program (IPP) and the Residential Lead Paint Abatement Program (RELAP). This diverse array of housing programs continues to provide additional resources to the citizens throughout Edgewood. HOME funds are used for owner-occupied rehabilitation of homes located within the “under-siege” and “stressed” areas of Edgewood in an effort to stabilize the current homeowner population.

New construction of market rate, single-family homes is also planned within both the “stressed” and “stable” areas of Edgewood in an effort to increase homeownership rates and increase the value of homes within the area. **Ryland Homes** completed 43 units of single family homes across from Beacon Terrace and Trimble Fields neighborhoods. To maintain homeownership levels within Trimble Fields, the Community Legacy TROOP program expanded its service area to include this neighborhood. A second project is underway in the same area as well.



In the “stable” area of Edgewood, homeownership efforts also continuing with the development of 14 new single family home project named Lesander Manor and 691 units were completed in Lord Willoughby’s Rest.

B. Rental Housing:

As mentioned earlier, Edgewood is home to the majority of subsidized rental housing units in the county. Efforts to rehabilitate deteriorating properties, while also increasing the necessary human service programs, has been underway and is continuing at many locations in both the “under-siege” and “stressed” areas of Edgewood.

The Stressed Area:

The **U.S. Department of Housing and Urban Development, U.S. Senator Barbara A. Mikulski and Harford County Department of Inspections, Licenses and Permits (DILP)** have worked in partnership with the **Harford County Housing Agency** to address the deteriorating living conditions at Beacon Terrace, a 100-unit project-based rental housing complex located next to Washington Court. With the assistance of **U.S. Senator Barbara A. Mikulski**, units were rehabilitated to meet code requirements while residents were relocated to decent, safe and sanitary housing.

The **Community Preservation and Development Corporation (CPDC)** has successfully managed the Windsor Valley apartment complex for many years. Having acquired two-thirds of the complex in 1996, **CPDC** was awarded tax credits to acquire the final third of the property and has rehabilitated the units. **CPDC** has implemented many human service programs at Windsor Valley and plans to build a community center which will provide computer and job training, as well as after-school programming for the complex.

Under-Siege Area:

In FY00, Harford County partnered with **Silver Street Development Corporation** to acquire and rehabilitate the Edgewater Village Apartments, located in the “under-siege” section of Edgewood. With the assistance of tax credits and other funding, **Silver Street Development Corporation** renamed the complex **Villages at Lake View** and successfully completed rehabilitation this past year. Harford County’s **Department of Community Services** provided a grant of \$400,000 to the redevelopment efforts and brought both local church organizations and **The Family Tree, Inc.** to the complex to provide services, such as after-school programming and resident supports.

In the spring of FY03, **The Shelter Development Group** was awarded tax credit financing to build Woodbridge Commons a 132-unit affordable rental complex to be located at the edge of the “under-siege” section of Edgewood, along the Route 40 corridor. This complex, with rents above Section 8 levels, will offer additional workforce housing opportunities to the community.

C. Economic Investment and Job Creation:

The **Route 40 Business Association** continues to be an active partner in the revitalization of Edgewood and plays an active role in many major projects including promoting the state's Enterprise Zone and Streetscape programs, the "welcome to Edgewood" sign, various tree planting projects, the development of a Sheriff's precinct, scholarships to local high school students, the Route 40 Envisioning Workshop, and the Edgewood Farmers Market, including the building of the pole barn at the market's site.

The **Economic Development Advisory Board** has assisted the **Office of Economic Development** in developing the Expression of Interest for the development of Washington Court. Throughout the project, **Economic Development** has met with the **Economic Development Advisory Board** to received feedback from the business community on how to make the Washington Court site its most marketable.

Harford County has partnered with **U.S. Senator Barbara A. Mikulski** to strengthen economic support and investment at the **Aberdeen Proving Ground, Edgewood Arsenal**. Through the award of federal funds, the Arsenal will be able to expand its efforts in anti-terrorism and create additional jobs through its contractors.

In early 2003, Edgewood received a \$12 million facility for Stresscon. This manufacturing plant will create 100 jobs. More importantly, this economic investment will bring sewer service to the Trimble Road area that will allow for the entire area to be developed for new businesses. With a loan from DBED, the county will be able to install a sewer main for the entire drainage area and also better serve the Harford Square neighborhood. Harford Square is located in the stressed area of Edgewood where in-fill construction is currently underway by Harford Habitat for Humanity, Inc.

In FY01, Harford County was awarded a \$3.5 million Section 108 loan from the **U.S. Department of Housing and Urban Development** for the Washington Court project. In FY02, the county determined the construction of an access road to the site would make the project more marketable for redevelopment. In addition, the cost of demolition would be greatly reduced if managed by the development partner. The Edgewood community, through public hearings, agrees with this assessment. Harford County submitted a substantial amendment to its annual consolidated plan to HUD for approval of the access road and in FY03 developed a Request for Proposal (RFP) to begin the redevelopment process.

D. Supportive Services:

Along with job skills and childcare, transportation is a major impediment to employment for many of the residents of the public and subsidized housing units within the "stressed" area of Edgewood. Harford County is committed to increasing its transportation network in the Edgewood area. In October 2002, Harford County's **Transportation Services** initiated an Edgewood circulator route to meet the transportation needs of residents within the "under-siege" and "stressed" areas of Edgewood (see attached map). The circulator route had a ridership of 10,286 for 2002, 18,042 for 2003 and 19,737 for 2004. A 92% increase since inception. The route is scheduled

to meet major employer works shifts, connecting transportation and the operating hours of various human service providers. Additionally, Harford County has continued its partnership with **Baltimore County** and **Baltimore City** for a reverse commute program, providing transportation and access to jobs in Baltimore County and Baltimore City for residents along the Route 40 corridor. This has helped facilitate employment opportunities for some of the area's unemployed residents.

In FY2000, **Harford County Department of Parks & Recreation** partnered with the **Maryland State Police** to develop a Police Athletic Center in the heart of Edgewater Village. As the first Maryland State Police PAL Center, the interim facility offers after-school and summer programming for youth located within the "under-siege" area. Last year the interim center, located within the Edgewater Village Shopping Center, served 381 area youth. In FY03, Harford County completed the new PAL Center. The new building is home to **Harford County Department of Parks & Recreation** programs, the Police Athletic Center programs, Early Head Start and a child care center. The facility is located in the heart of the "under-siege" area and next to the Villages at Lake View, a former 218-unit project based complex. **The Family Tree** continues to provide after school and summer camp programming at the **Villages of Lake View** as well.

Until recently, the "under-siege" section of Edgewood had no religious facilities. Realizing the supportive service, as well as spiritual assistance, churches provide communities, efforts were made to bring local area churches to the Edgewater Village area. Currently there are over ten (10) churches providing supportive services, such as food, after-school programming, drug and alcohol prevention services and transportation to local residents. In FY02, the county transferred land to New Hope Christian Fellowship to build a permanent facility in the heart of Edgewater Village. This church will be located next to the Edgewood PAL Center. A second land transfer to another church is planned. This church will be located in the "stressed" area of Edgewood.

Harford County in partnership with **U.S. Senator Barbara A. Mikulski** and the **Harford County Boys & Girls Club**, has developed a Digital Inclusion program to provide cutting edge technology skills, along with job training skills for youth. In FY02, the **Harford County Boys & Girls Club** also began an Early Head Start Program at the Edgewood club to serve the low-income residents. These projects are important components in the redevelopment of the Washington Court site.

With the partnership of **U.S. Senator Barbara A. Mikulski**, Harford County's **Office of Drug Control Policy** received funding for a community mobile substation. Manned with a host of local nonprofit providers and human services agencies, such as the **Harford Community Action Agency, Inc.**, **Harford County Health Department**, **Harford Sheriff's Office**, and **Neighbors In Need**, the mobile substation will bring social services directly to the "stressed" and "under-siege" areas of Edgewood on a regular basis.

In FY01, an expansion of the **Edgewood Library** doubled the building size to 16,500 square feet. The library includes new adult and children's sections, a computer lab and three additional classrooms to hold classes for **Harford Community College** courses. These rooms have been made available to local nonprofits as well.

E. Infrastructure:

Streetscape enhancements on Rt. 755 compatible with the Edgewood Community Plan continue to be in the design phase at the **Maryland Department of Transportation**. Enhancements will include sidewalks and street trees in keeping with the main street concept and will occur from Route 24 to the MARC train station. This project is vital in the revitalization efforts as Route 755 divides the stressed area of Edgewood from the stable area.

At the end of Route 755, Harford County has partnered with the **Maryland Department of Transportation** to renovate the Edgewood MARC Train Station. The county has purchased and will convert a building to become a permanent station. Currently a trailer is used as the station. Landscaping and additional parking is under planning stages at this time. A child care needs analysis completed in FY02 by Harford County determined there was demand for a multi-use facility at the station.

In addition, construction and improvements at **Edgewood Elementary**, a Title I school, were completed in FY02. Mechanical, electrical, fire-alarm system upgrades, as well as, modernization of the media center and instructional spaces were completed as well. Edgewood Elementary is located next to **Washington Court** and the **Edgewood Boys & Girls Club**.

VIII. STRATEGIES USED TO SOLVE ISSUES, PROBLEMS AND NEEDS

Harford County has taken a multi-pronged approach to meet the many issues, problems and needs of the Edgewood community. Resources and efforts are concentrated into meeting the specific needs of each area in an effort to revitalize the community as a whole. The following table and maps illustrate where these efforts are currently underway.

<u>Strategy</u>	Edgewood Revitalization Area		
	<u>Under-Siege</u>	<u>Stressed</u>	<u>Stable</u>
A. Increased owner-occupied home rehabilitation	X	X	
B. New housing in-fill	X	X	X
C. Housing rehab/resale to qualified owners	X	X	
D. Code enforcement/housing inspection	X	X	X
E. Redevelopment of blighted areas	X	X	
F. Job creation	X	X	X
G. Added law enforcement efforts	X	X	X
H. Additional drug prevention and drug treatment Programs	X	X	X
I. Comprehensive job training/placement programs for resident	X	X	
J. Widely available child care	X	X	X
K. Affordable transportation network	X	X	
L. Easier access to social services	X	X	
M. Expanded job, education & recreational opportunities for youth	X	X	X

A. Increased owner-occupied home rehabilitation

Initially, Harford County concentrated its federal **HOME funds** in an owner-occupied rehabilitation program in the Edgewater Village neighborhood. To date over \$1,000,000 has been granted to 45 income-eligible homeowners for extensive rehabilitation in the under-siege area. This program has worked in concert with the county's intensive code enforcement and housing inspection efforts in the "under-siege" area. While this effort continues, **Community Legacy** funds were focused on the "stressed" area of Edgewood to stabilize the area and keep the "under-siege" area from bleeding into new neighborhoods. In FY04, HOME funds were made available throughout the Edgewood community.

The **Harford County Housing Agency**, which administers a variety of **Maryland Department of Housing and Community Development** programs, continues to administer the **Community Legacy** homeowner rehab program in the stressed area of Edgewood. The Community Legacy TROOP program allowed more flexibility regarding income limits than other programs and allowed us to reach those homeowners prevented from participating by the more stringent federal and state-set guidelines. Homes located in areas identified as stressed were assisted. (Example: Homes in the previously mentioned Edgewood Meadows that are west of Route 755 are in a stressed area.).

To continue the efforts to stabilize homeownership within the "stressed" area of Edgewood, Harford County added an additional component to its owner-occupied rehabilitation efforts by extending the HOME funds into the stressed area. .

B. New housing in-fill

In the spring of FY03, **The Shelter Group** was awarded state tax credit financing to build **Woodbridge Commons** a 132-unit affordable rental complex to be located at the edge of the "under-siege" section of Edgewood, along the Route 40 corridor. This complex, with rents above Section 8 levels, will offer a workforce housing opportunities to the community.

To increase the number of new homes in the Edgewood area, federal HOME dollars allocated to Harford County continue to **aide Harford Habitat for Humanity, Inc.**'s construction of new homes to qualified low-to-moderate income persons in the stressed area of Edgewood . HOME funds have served as leverage for the Community Legacy program. Harford Habitat for Humanity, Inc. continued to acquire vacant lots in Edgewood for the construction of new homes into which the income-qualified homeowners put "sweat equity" for the construction of their homes.

The stable area of Edgewood has seen an increase in single-family and town homes over the past two years. Currently 691homes were completed for the **Lord Willoughby's Rest** project. In late FY04, fourteen additional single-family homes were completed at **Lesander Manor**. Additional workforce homeownership opportunities are planned for the stressed area of Edgewood for FY05 and FY06.

C. Housing rehab/resale to qualified owners

Currently, **Home Partnership, Inc.** purchases or acquires homes for rehab and then sells them to income-qualified homebuyers. Home Partnership also provides the new homeowner counseling and provides access to closing cost assistance and mortgage financing. These efforts, supported by Harford County through the HOME program, were used as leverage for the Community Legacy Program and have increased the number of purchase/rehabilitation projects in the Edgewood area.

D. Code enforcement/housing inspection

While code enforcement takes place throughout the Community Legacy area, Harford County has focused its inspection staff to increase code enforcement and housing inspection efforts within the “under-siege” area. In FY01, a comprehensive clean-up was undertaken in the targeted **Maryland Hot Spot** area. Property owners and residents were invited to participate and advised of new property maintenance guidelines. A joint inspection by health, housing, zoning and animal control inspectors was held and individual property owners were cited with nuisance violations. County, state and community partners removed over twenty tons of trash from the area. As a result of the effort, 120 nuisance violations were corrected and resolved through the legal system. These efforts continued in FY02 and FY03, with additional comprehensive clean-ups and diligent code enforcement. In FY03 & FY04, Harford County encouraged community associations to initiate and to schedule regular clean-ups throughout the community.

In FY03, funding from the **Community Legacy** Grant was used to continue the additional position of Housing Inspector/ Code Enforcement within the “stressed” area of Edgewood. Without strong code enforcement, the advantages realized from rehabilitating homes and building on in-fill lots would have been negated. The Housing Inspector / Code Enforcement position greatly assisted in containing violations in a timely manner. This position was critical in keeping developer and investor support positive for the redevelopment of the **Washington Court** site. Decline in the neighborhoods surrounding Washington Court would signal bleeding of the “under siege” area into this portion of Edgewood. Faced with penalties, homeowners and renters have started taking better care of their properties. The position continues to assist with the County’s **Homeowner Rehabilitation Loan Program**.

E. Redevelopment of blighted areas

Harford County’s intensive code enforcement efforts have helped to focus efforts on reducing blighted areas within the “under-siege” area of Edgewood. In FY2002, 121 health code violations and 63 housing code violations were distributed. As mentioned previously, community clean-up efforts, have resulted in 120 nuisance violations being corrected and resolved through the legal system. In FY03, continued attention to code enforcement in the community results in 249 health code violations, 24 nuisance violations and 11 housing code violations. The ability to offer a

variety of rehabilitation loans through code enforcement personnel is viewed as a positive method of reducing the number of housing code violations.

The **Washington Court** site in the stressed area has been sitting vacant since 1994. Boarded up buildings and 28 acres of un-kept property with overgrowth have led to Washington Court becoming a blighted area with constant police patrolling the property. Washington Court has become an “eyesore” in the Edgewood community. Harford County will utilize **Section 108 loan** funds for the construction of an access road and private developer financing in the demolition of the Washington Court site for future job creation. Current market studies indicate there is high demand for office space and close access to the **Edgewood Arsenal** for contractors at the base. With the 108 loan, Washington Court will be redeveloped to meet that demand, while providing 600 full-time jobs, of which 306 will be made available to low-to-moderate income residents of Edgewood.

F. Job creation

There was \$27,648,883 in economic investment created in the past two years within the Edgewood community creating 212 jobs. In FY04 efforts are continuing for additional investment. Once the Washington Court site is cleared and “clean and green” approximately eight (8) acres will be used to develop office and supporting retail space. Future redevelopment contains a mix of uses including institutional, commercial, office and green space. The project will create over 600 jobs in the community, approximately 306 of which will be for low-to-moderate income qualified Edgewood residents. This type of job creation will be a great asset to stabilize the community of Edgewood.

The stable area of Edgewood is home to many of the professional staff at the Edgewood Arsenal. The redevelopment of Washington Court will help to meet the demand for office space generated from these positions as anti-terrorism efforts increase over the next several years.

Harford County currently provides business owners with two successful loan funds: (1) **The Revolving Loan Fund** for gap financing and (2) **The Economic Development Opportunity Fund** for business retention and new business development. These loans are typically between \$10,000 and \$100,000. A review of the existing loan funds reveals a gap in the types and dollar amount of loans available to small business and property owners. The Financial Specialist of the Harford County **Office of Economic Development** receives an increasing number of inquiries for financial support of start-up neighborhood type businesses. In addition, the **Route 40 Business Association** is a strong proponent of a façade improvement program to improve the overall appearance of the community. The Association also receives numerous inquiries for financial support of small neighborhood businesses. The Edgewood Revitalization Loan Fund (ERLF) will be a financing tool exclusively for the Edgewood community, developed to meet the goal of strategic economic impact. Set up as a revolving loan fund, it is the next step in Edgewood’s overall revitalization effort and will offer two types of low interest loans: (1) micro-loans for micro-businesses, including start-ups, and (2) facade improvement loans. The loans will be between \$1,000 and \$30,000 – sized for the small business and property owner.

G. Added Law Enforcement Efforts

The **Harford County Sheriff's Office** deploys a substantial number of officers and resources throughout the Community Legacy area, where the majority of crime occurs in Harford County. It has a southern precinct located in the "under-siege area of Edgewood, for example, which is staffed 24 hours a day. In addition, the Sheriff's Office has also spent \$140,000 over the past four years on targeted anti-crime measures in Edgewood. In late FY03, it spent an additional \$100,000 on two intensive Sheriff's Patrol Initiatives, targeting drug dealers and prostitutes. These initiatives resulted in dozens of arrests and a temporary displacement of most major drug sales in Edgewood.

The Sheriff's office is looking to create specific community beats along the Route 40 corridor-four of which would be in Edgewood. The community beats would be as follows: Edgewater Village, Windsor Valley, Beacon Terrace and the Grove Condominiums. A deputy would be assigned to each community twenty-four hours a day. In addition, the agency procured a Mobile Command Substation, which will bring additional law enforcement support to this community, as well as to others.

The Bel Air Barrack of the **Maryland State Police (MSP)** also maintains a highly visible presence in Edgewood through routine patrol and by staffing the **Police Athletic League (PAL)** Center with three troopers. This is the first PAL Center in the state with Maryland State Troopers. The troopers work at least 40 hours a week with at-risk youth of this community. They provide support, mentoring and a positive role model to over 300 children registered with this program. Construction on a permanent PAL Center was completed in FY03. The center includes a Early Head Start and Head Start programs, computer labs, a game room, and meeting rooms. The MSP has used funds provided by the area's Hot Spot grant to provide much needed enforcement activity in the Edgewood area.

H. Additional Drug Prevention and Drug Treatment programs

For the past six years, Edgewood has been a part of the Governor's Hot Spot Initiative. This includes a Community Policing program in Edgewood, as well as a drug treatment program and after-school programs. The Harford County Health Department has consistently dedicated substantial resources towards drug treatment. Unfortunately, Edgewood mirrors much of the state and the nation and efforts do not begin to address the true demand for drug treatment. As part of our proposed subsidized housing intervention program with the federal government, Harford County is recommending to U.S. Senator Barbara A. Mikulski on-site drug counseling in the Section 8-dominated housing complexes as well as drug treatment- perhaps through a mobile van.

A drug treatment program, a component of Harford County's Adult Drug Court Program, is located in the heart of the proposed Community Legacy area. Established four and a half years ago, the adult drug court follows the national model and is operated by the Harford County Health Department. Funds for the drug court are through a combination of grants from the Governor's Office of Crime Control and Prevention, Department of Justice, and Harford County Government. After the grant funding has terminated, Harford County has pledged to

continue this program. A similar program, Harford County's Juvenile Drug Court, focuses on the treatment needs of the community's youth.

The program has shown very positive results. The median graduation rate from the program is 84% which mirrors the national average. Wrap around services are provided including assistance with securing and maintaining a job, assistance with housing issues, educational assistance (GED, high school, and college), and relapse prevention services. This program is a proactive approach to dealing with a problem that not only plagues the proposed Community Legacy area but also the county.

I. Comprehensive Job Training/Placement Programs for Residents

The **Susquehanna Workforce Network, Inc.** is the region's **Workforce Investment Board**. Its primary purpose is to coordinate workforce development activities and streamline services to job seekers and businesses. A major initiative of the Susquehanna Workforce Network is to develop a network of workforce centers in Harford County, one of which will be Edgewood.

This initiative will aid many of the residents of Section 8 housing who are trying to move from welfare to work. It will complement job training offered by a variety of private and not for profit groups in which some residents are successfully participating. Nonetheless, job training, particularly in the technology arena, is a critical need for low-income residents to move to economic stability. Harford County, like most counties across the U.S., has a shortage of well-trained, technical and semi-skilled workers. With the number of new businesses that are locating in the county, particularly in the technology field, there are abundant opportunities for new workers who have adequate training.

Harford County in partnership with **U.S. Senator Barbara A. Mikulski** and the **Harford County Boys & Girls Club** has developed a Digital Inclusion program to provide cutting edge technology skills, along with job training skills for youth. The Digital Inclusion program also will be offered to residents of Beacon Terrace, a 100-unit project based subsidized housing located next to Washington Court. This project is an important component in the redevelopment of the Washington Court site.

J. Widely available child care

A lack of childcare services on the Route 40 corridor continues to be a major impediment to transitioning welfare recipients to employment. The county provided a childcare center, operated by **Association Catholic Charities** in the new **PAL Center**. Harford County conducted a child-care needs analysis in FY02 to determine the demand and availability of child-care for the Edgewood community. The results indicated demand is greatest for school age children. Harford County has provided funding through a variety of local and state sources to provide additional before and after-school programming at a variety of locations, including but not limited to after-school programming by local churches and **The Family Tree**. In addition, a child-care center is planned with the redevelopment of the MARC train station at Rt. 755. In FY02, **the Harford County Boys & Girls Club** began an **Early Head Start Program** at the Edgewood club to serve the low-income residents of Edgewood. Located within the "stressed" area of Edgewood and next

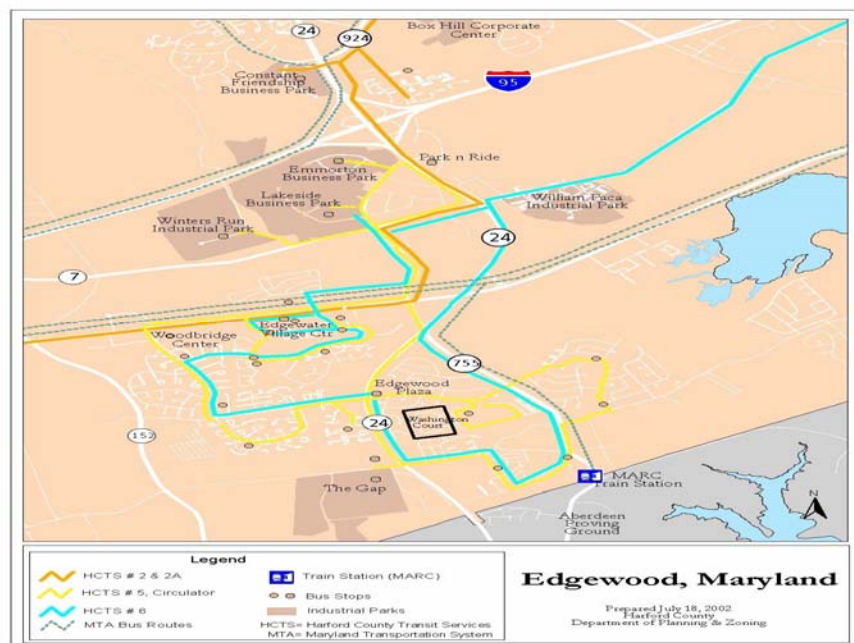
to the Washington Court site, this program is considered a vital component in the redevelopment of the area.

K. Affordable transportation network

Along with job skills and childcare, transportation is a major impediment to employment for many of the residents of the public and subsidized housing units within the “stressed” area of Edgewood. Harford County is committed to increasing its transportation network in the Edgewood area, as it has done already, but still needs outside assistance to make it possible. In October 2002, Harford County initiated an **Edgewood circulator route** to meet the transportation needs of residents within the “under-siege” and “stressed” areas of Edgewood. The circulator route has had a 92% increase in ridership since inception and a 9% increase in ridership in the past year alone. The route has been scheduled to meet major employer work shifts, connecting transportation and the operating hours of various human service providers. This has helped facilitate employment opportunities for some of the area’s unemployed residents.

Finally, with the partnership of **Senator Barbara Mikulski**, Harford County’s **Office of Drug Control Policy** will receive funding for a community mobile substation. Manned with a host of local nonprofit providers and human services agencies, such as the Harford Community Action Agency, Inc., Harford County Health Department, Harford Sheriff’s Office, and Neighbors In Need, the mobile substation will bring social services directly to the “stressed” and “under-siege” areas of Edgewood on a regular basis.

Transportation in Edgewood



L. Easier access to social services

Harford County has continually utilized **DHR service-linked housing** funds to provide for a case manager to assist in lining residents to social services. The position has been located at the **Windsor Valley** complex within the “stressed” area of Edgewood. In FY03, this position was expanded to provide case management services to **Beacon Terrace** and the **Villages at Lake View** as well by contracting with a local non-profit organization. In addition, the county has financially awarded local non-profits through its Grant-In-Aid program to human service providers who provide direct services to residents located along the Route 40 corridor, most particularly Edgewood.

With the partnership of **U.S. Senator Barbara A. Mikulski**, Harford County’s **Office of Drug Control Policy** will receive funding for a community mobile substation. Manned with a host of local nonprofit providers and human services agencies, such as the **Harford Community Action Agency, Inc.**, **Harford County Health Department**, **Harford Sheriff’s Office**, and area church groups, the mobile substation will bring social services directly to the “stressed” and “under-siege” areas of Edgewood on a regular basis.

M. Expanded job, education and recreational opportunities for youth

In order for any community to succeed in revitalization, it must include and profoundly affect the youth of the area. Drugs, crime, and other social ills that persist in Edgewood disproportionately affect its youth. Hence, any long-range strategy for change must include comprehensive efforts to train, properly educate and keep those young people out of harm’s way.

A well-rounded variety of programs is in place. Currently, four elementary and two middle schools in the Edgewood/Joppa area offer after-school programs (Maryland After School Opportunities). A nonprofit organization, **Inner County Outreach**, has provided in-school mentoring programs at two elementary schools and two middle schools in the Edgewood/Joppa area. **Project Prepare** is a delinquency prevention/violence prevention program in four elementary schools and **Safe Start** works with children at high risk of abuse and neglect. **Ten (10) area churches** provide various outreach efforts to the Edgewater Village community as well.

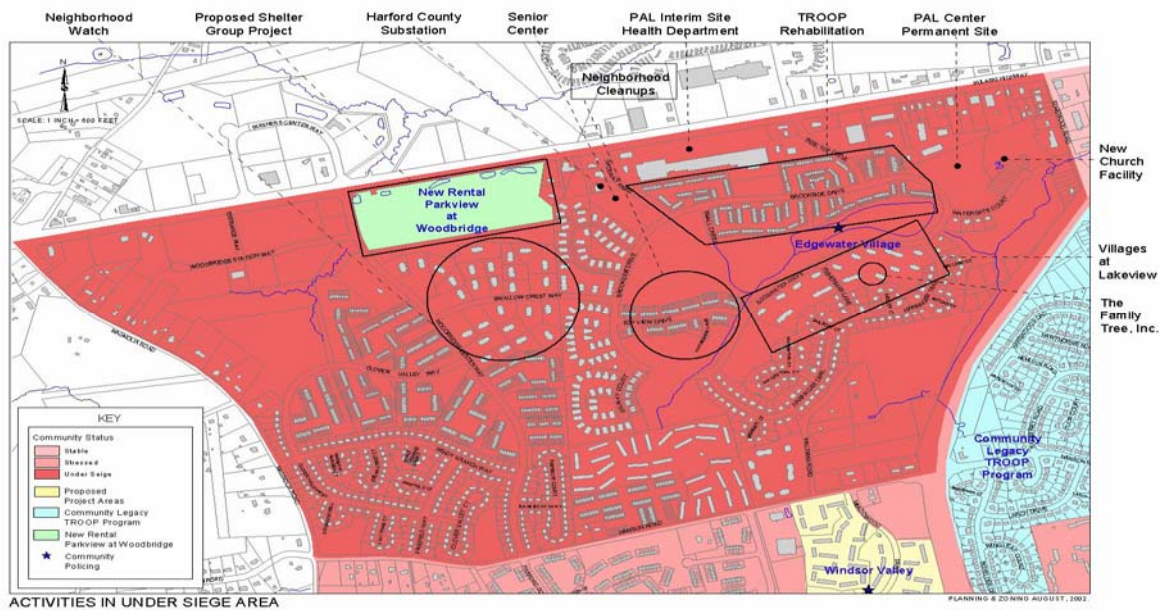
The **PAL center** offers a “safe haven” for children after school in the under-siege area, and includes monitoring homework and schoolwork for the children. The **Boys and Girls Club** offers a variety of programming from academic assistance and tutoring to drug/alcohol/AIDS/HIV awareness. Harford County, in partnership with **Senator Barbara Mikulski** and the Harford County Boys & Girls Club, has also developed a Digital Inclusion program to provide cutting edge technology skills, along with job training skills for youth. This project is an important component in the redevelopment of the Washington Court site. **The Family Tree, Inc.** offers after-school programs to the youth at the Villages of Lake View, a former HUD-project based complex.

In addition, **Parks and Recreation** has a myriad of programs for youth. Renovations at Flying Point Park, with its water access, are complete and offer wonderful family recreational opportunities. These renovations update and expand the current Parks and Recreation program for children. An expansion of the **Edgewood Library** doubled the building size to 16,500 square feet. The library includes new adult and children's sections, a computer lab and three additional classrooms to hold classes for **Harford Community College** courses.

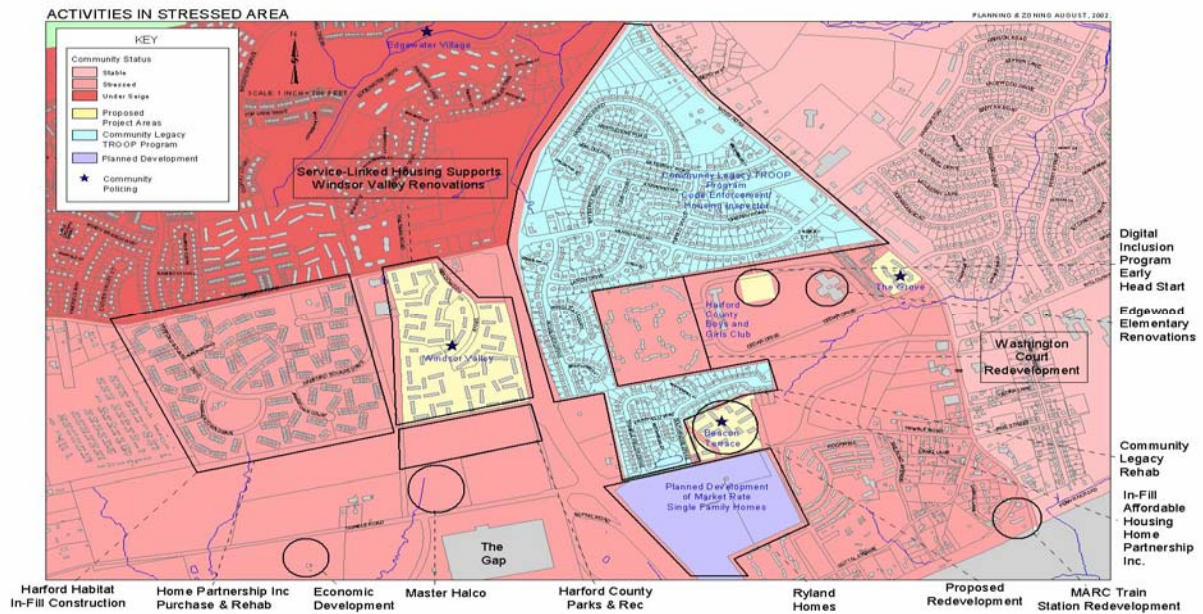
RESOURCES AND EFFORTS IN THE COMMUNITY LEGACY AREA

Harford County has clearly taken a multi-pronged approach to meet the many issues, problems and needs of the Edgewood community. As shown the following maps, resources and efforts are concentrated into meeting the specific needs of each area in an effort to revitalize the community as a whole. Areas highlighted in yellow indicate proposed projects with U.S. Senator Barbara A. Mikulski.

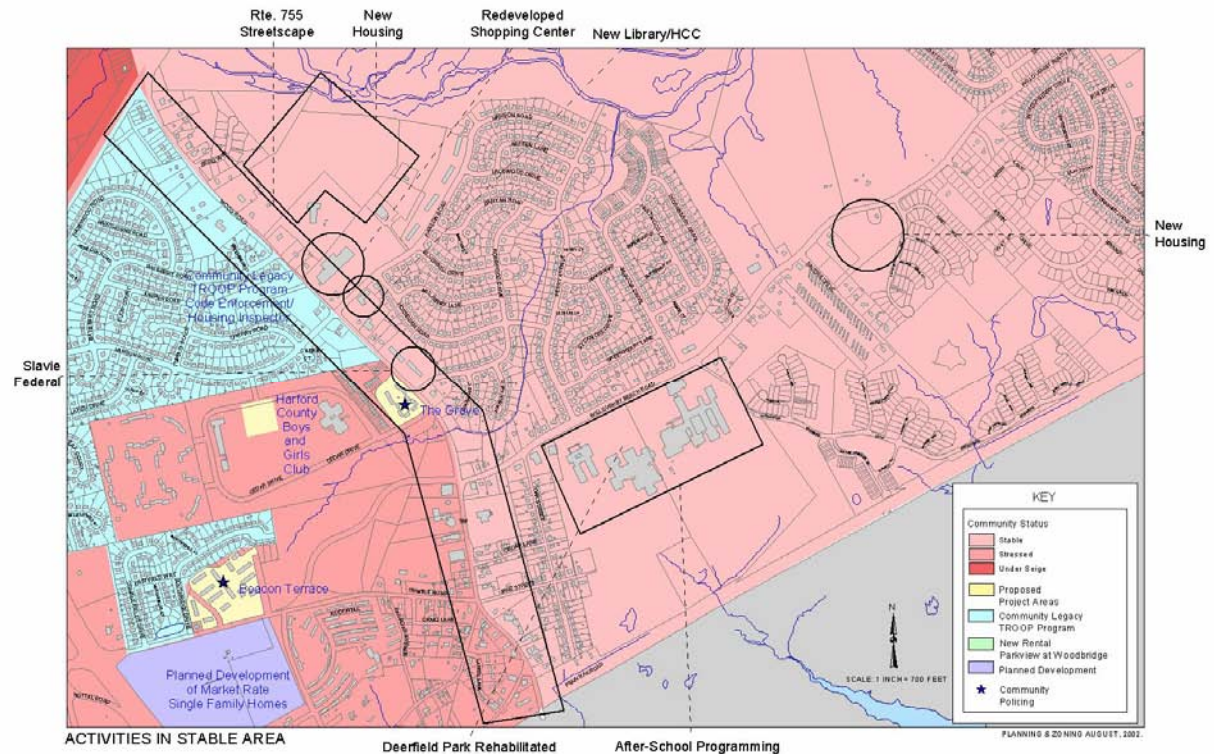
Activities in the Under-Siege Area of Edgewood



Activities in the Stressed Area of Edgewood



Activities in the Stable Area of Edgewood



IX. IDENTIFIED SOURCES OF FUNDING

The following sources of funding have been identified for Community Legacy specific projects.

Homeownership: Harford County has been able to bring a variety of funding streams to the proposed Edgewood Community Legacy area. The county, through funds from the Department of Housing and Urban Development, invested \$903,756 in owner-occupied rehab between FY1998 and FY2002. In FY03 & FY04, a total of \$690,000 was made available. From FY1998-FY2004, state assistance totaled \$32,821,416 for the following programs: Maryland Mortgage Program, Maryland Mortgage Program OBO, Down-payment & Settlement Expense Loans, Hot Spot Homeownership Initiatives Phase I and II, 40 at 4 Homeownership Program, Disabled Borrowers Program, and Wells Fargo 4% Lender On-Line Bonus Program.

During FY03 & FY04 Harford County awarded Harford Habitat for Humanity, Inc. a total of \$222,000 in HOME funds for the acquisition and construction of homes in the Community Legacy area. In FY03 & FY04, Harford Habitat for Humanity, Inc. also received a total of \$50,000 in county funds for operating expenses and free office space valued at \$14,000.

Home Partnership, Inc. has used approximately \$16,800 of its \$42,000 HOME allocation for the purchase/rehab of four homes in the Edgewood area. Additionally, the nonprofit used approximately \$100,000 in private funds toward the project (\$15,000-\$20,000 per home). Home Partnership, Inc. also received county funds for operating support and free office space valued at \$14,000. This organization will continue to receive operating support and office space in FY2005 as well.

Washington Court: Harford County received a \$3.5 million Section 108 Loan from the U.S. Department of Housing and Urban Development for the purchase and demolition of the 28-acre former military housing property. Harford County has, through substantial amendment to its consolidated plan, selected to use the funds to build an access road instead of demolition. Demolition costs will be absorbed by the development partner. Harford County has committed \$383,376 of its Community Development Block Grant funds for administration of the project and for studies. In addition, \$333,000 in staff salaries is allocated for project management. These sources of funds total \$4,216,376.

Edgewood Revitalization Loan Fund: In 2005, Harford County will leverage \$1,420,000 in loan funds to provide \$25,000 in in-kind contribution to leverage Community Legacy funds to offer micro-loans for micro-businesses, including start-ups and façade improvements to the community of Edgewood.